



825 Gravenstein Hwy N - Office Space For-Lease

825 Gravenstein Hwy N, Sebastopol, CA 95472



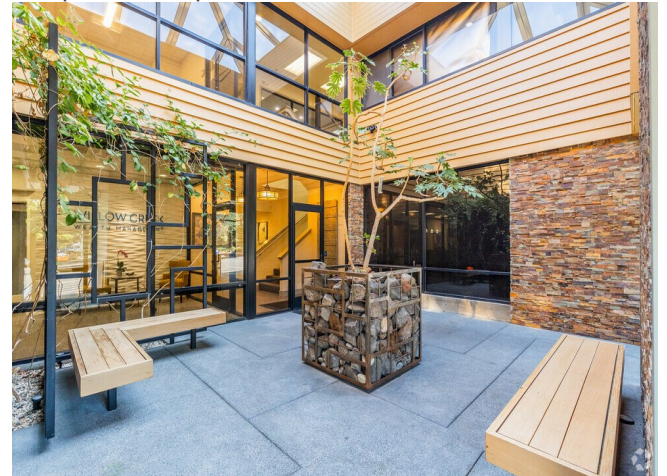
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825 Gravenstein Hwy N

\$22.80 /SF/YR

Prime office space, strategically located near a major highway. This property features seamless accessibility for employees and clients, with direct access to highway 116. The common area and lobby have been recently renovated, providing a modern and inviting atmosphere for tenants. The office's exterior is embellished with attractive landscaping, showcasing mature trees and shrubbery, further enhancing the visual appeal. With a prominent shopping center across the street, dining and retail options, are easily accessible, catering to the needs of both employees and clients. Boasting modern design elements and flexible floor plans, these spaces have the potential to be used for a variety of business needs.

- Modern and professional building facade. Monument and pylon signage available.
- Dedicated parking for tenants and visitors.
- Flexible floor plan to accommodate various office layouts.
- Centrally located with easy access to major highways and public transportation.



Rental Rate:	\$22.80 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	14,123 SF
Year Built:	1987
Walk Score ®:	68 (Somewhat Walkable)
Rental Rate Mo:	\$1.90 /SF/MO

1st Floor Ste 1

Space Available	1,243 SF
Rental Rate	\$22.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Recently upgraded, this beautifully maintained office space, formerly occupied by State Farm Insurance brokers, boasts a prime location facing Gravenstein Highway North in Sebastopol. This space features a freshly painted interior, new LED lighting, as well as a stunning exterior landscape adorned with mature trees. Situated along major Highway 116 and adjacent to a major shopping center, this space enjoys high visibility and convenient access. The space is in excellent condition, with the exception of requiring a carpet replacement.

1

1st Floor Ste 7

Space Available	1,225 SF
Rental Rate	\$22.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

Space is well maintained and recently upgraded. Formerly occupied by Eye Specialist, Optometry, this office is in a fantastic location, front facing Gravenstein Highway North in Sebastopol. This space features a freshly painted interior, new LED lighting, as well as a stunning exterior landscape adorned with mature trees. Situated along major Highway 116 and nearby a major shopping center, multiple banks, and other retail service amenities, this space enjoys high visibility and convenient access.

2

2nd Floor Ste 8

Space Available	2,355 SF
Rental Rate	\$22.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

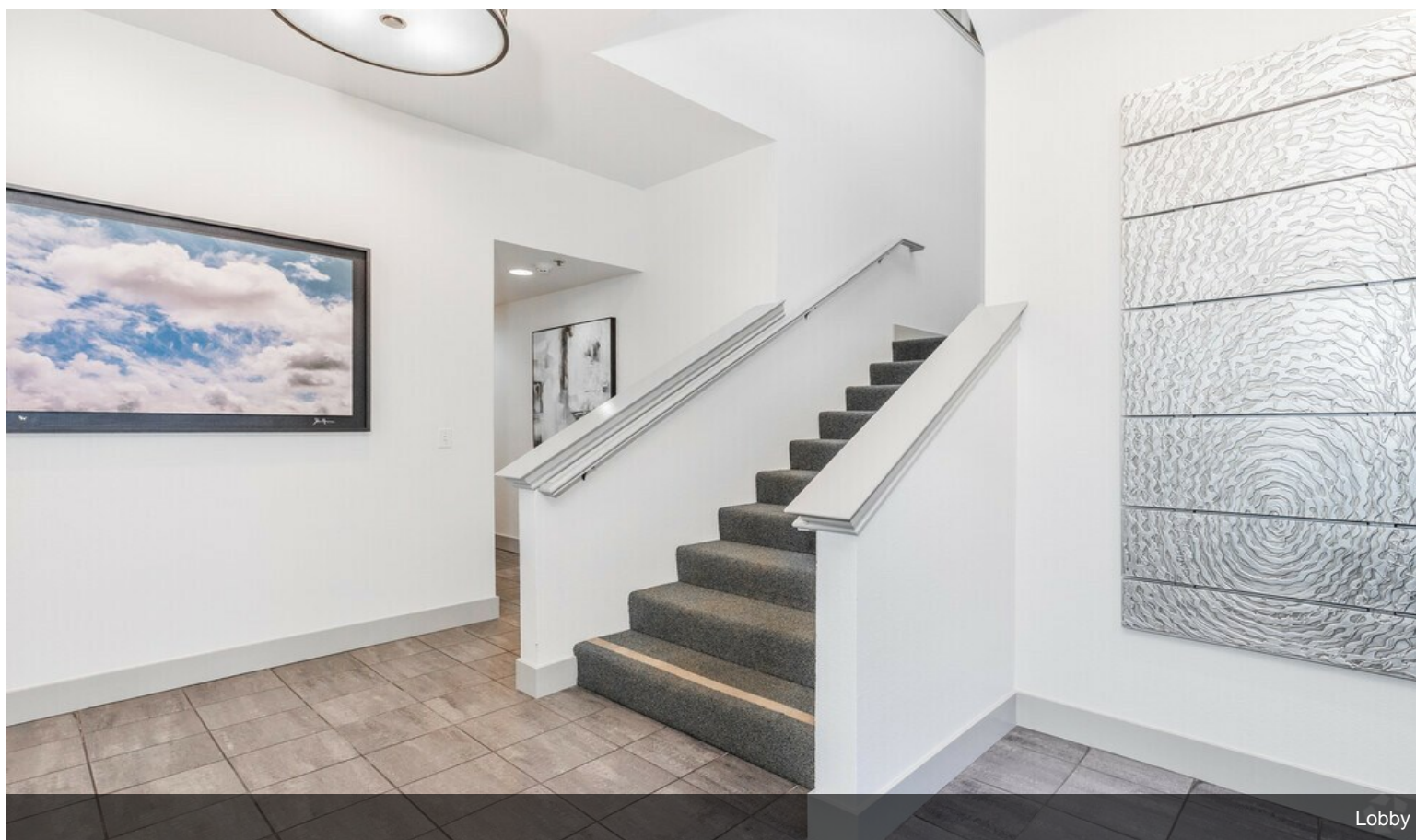
Space is well maintained and recently upgraded. Formerly occupied by Willow Creek Wealth Management, this office is in a fantastic location, front facing Gravenstein Highway North in Sebastopol. This space features a freshly painted interior, new LED lighting, as well as a stunning exterior landscape adorned with mature trees. Situated along major Highway 116 and nearby a major shopping center, multiple banks, and other retail service amenities, this space enjoys high visibility and convenient access.

3

Property Photos

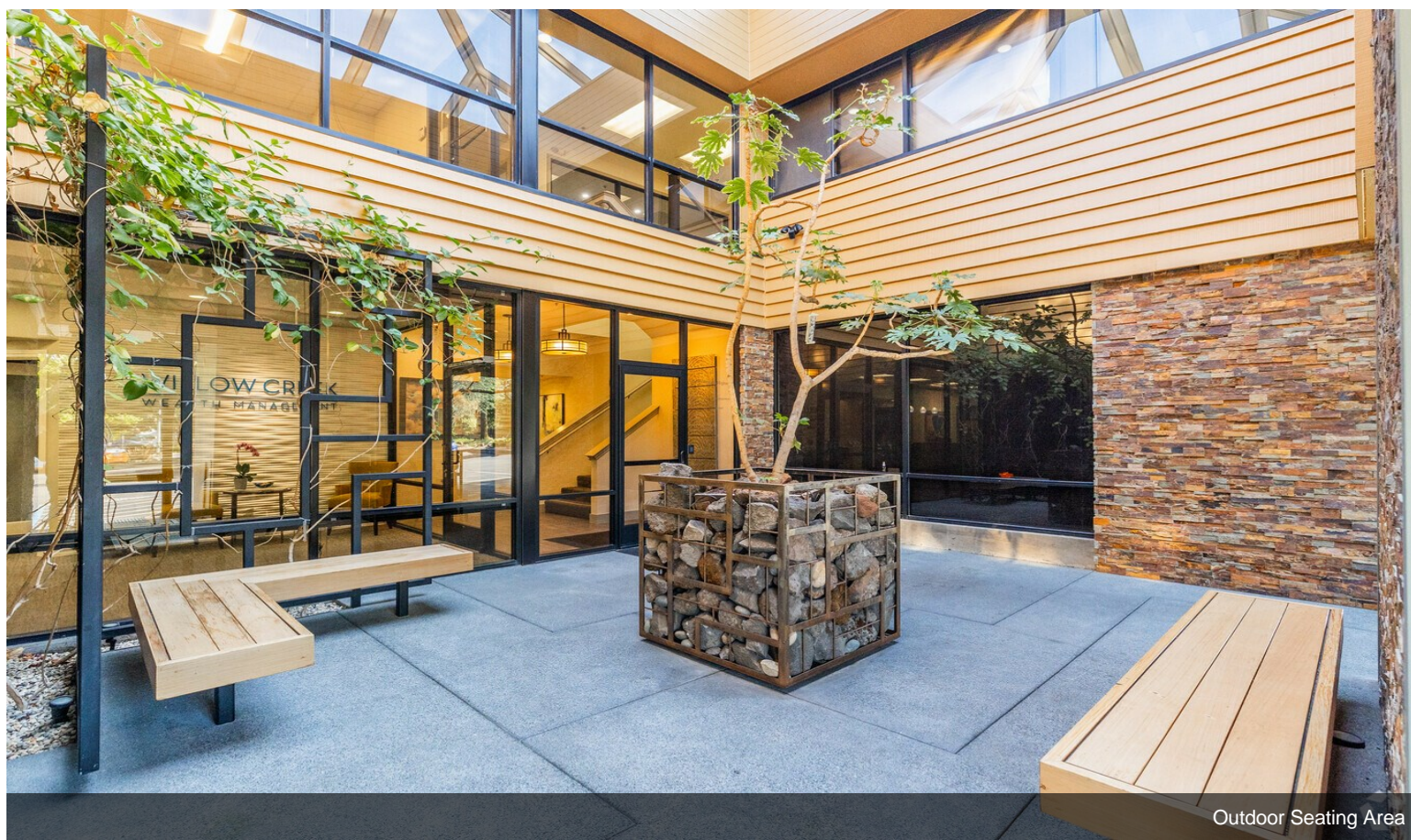


Seating Area

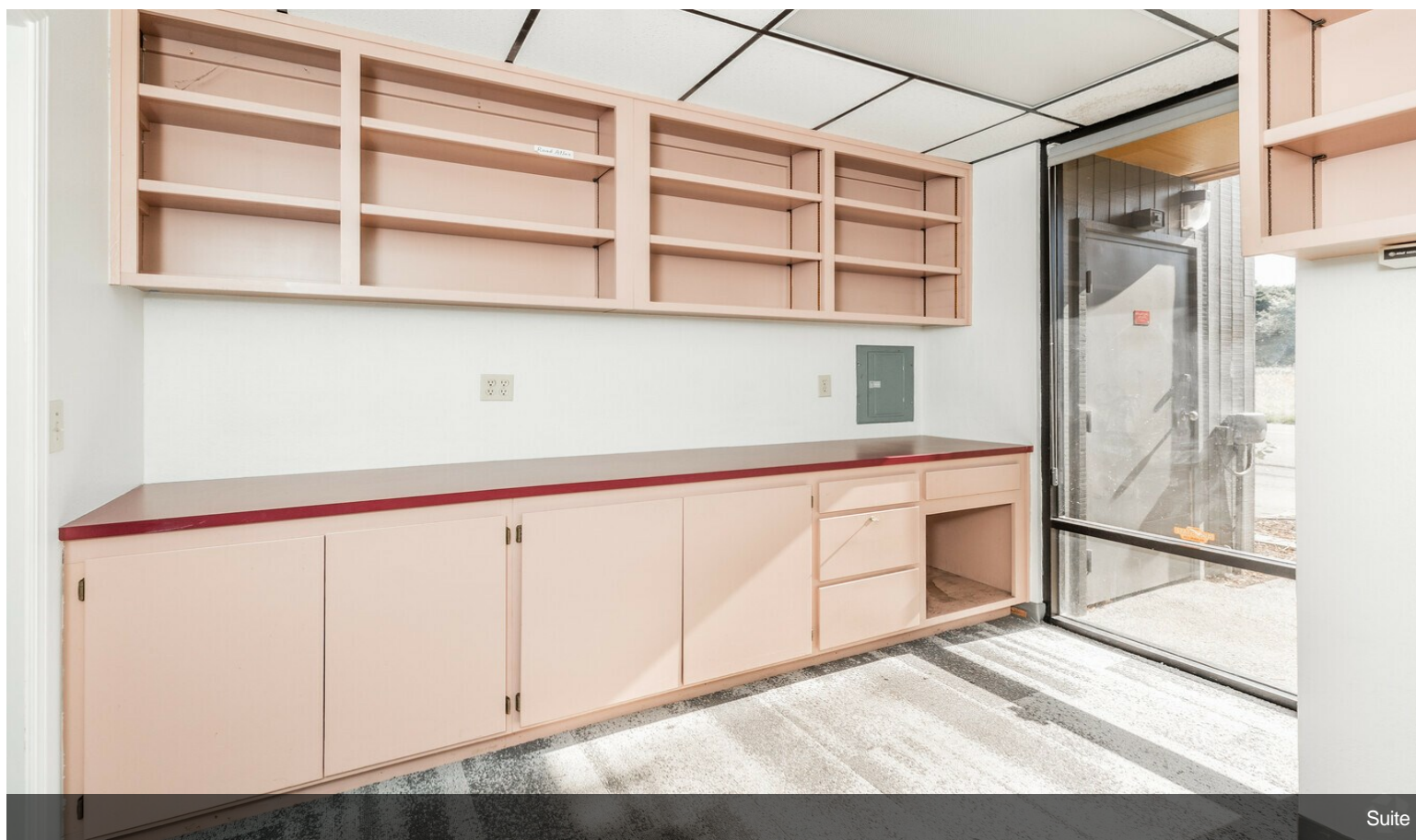


Lobby

Property Photos

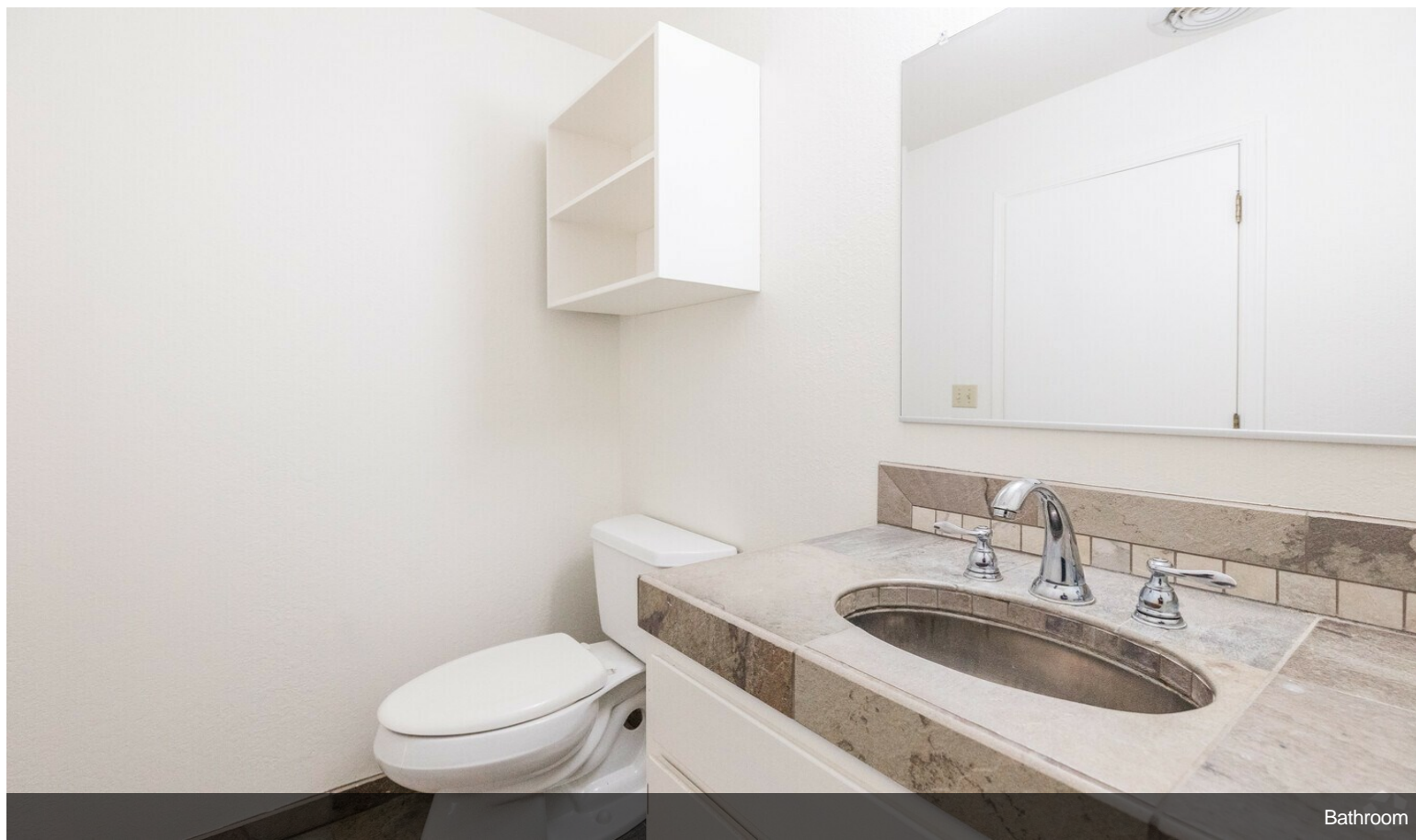


Outdoor Seating Area



Suite

Property Photos



Bathroom



Building Photo

Property Photos

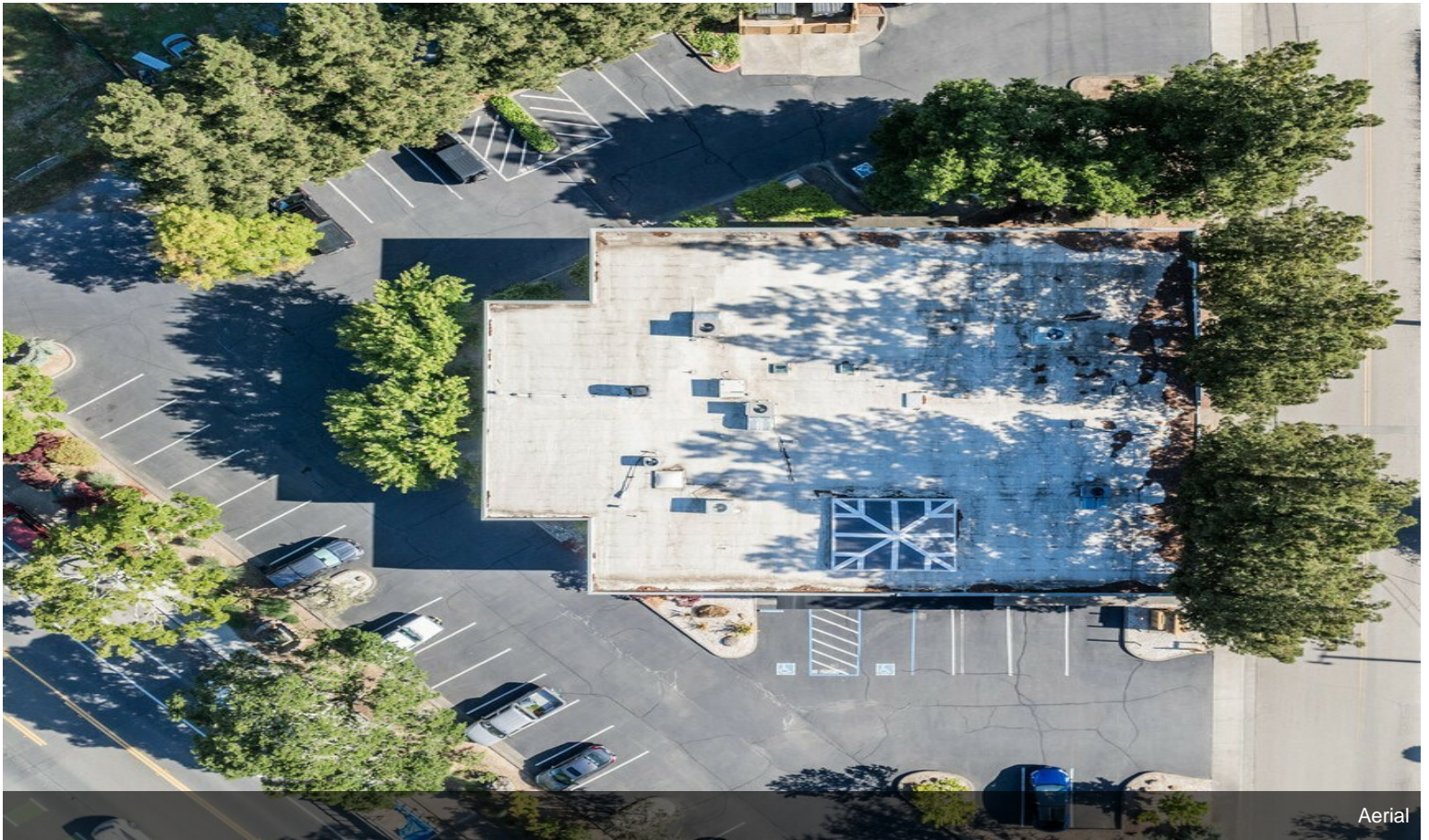


Office Space

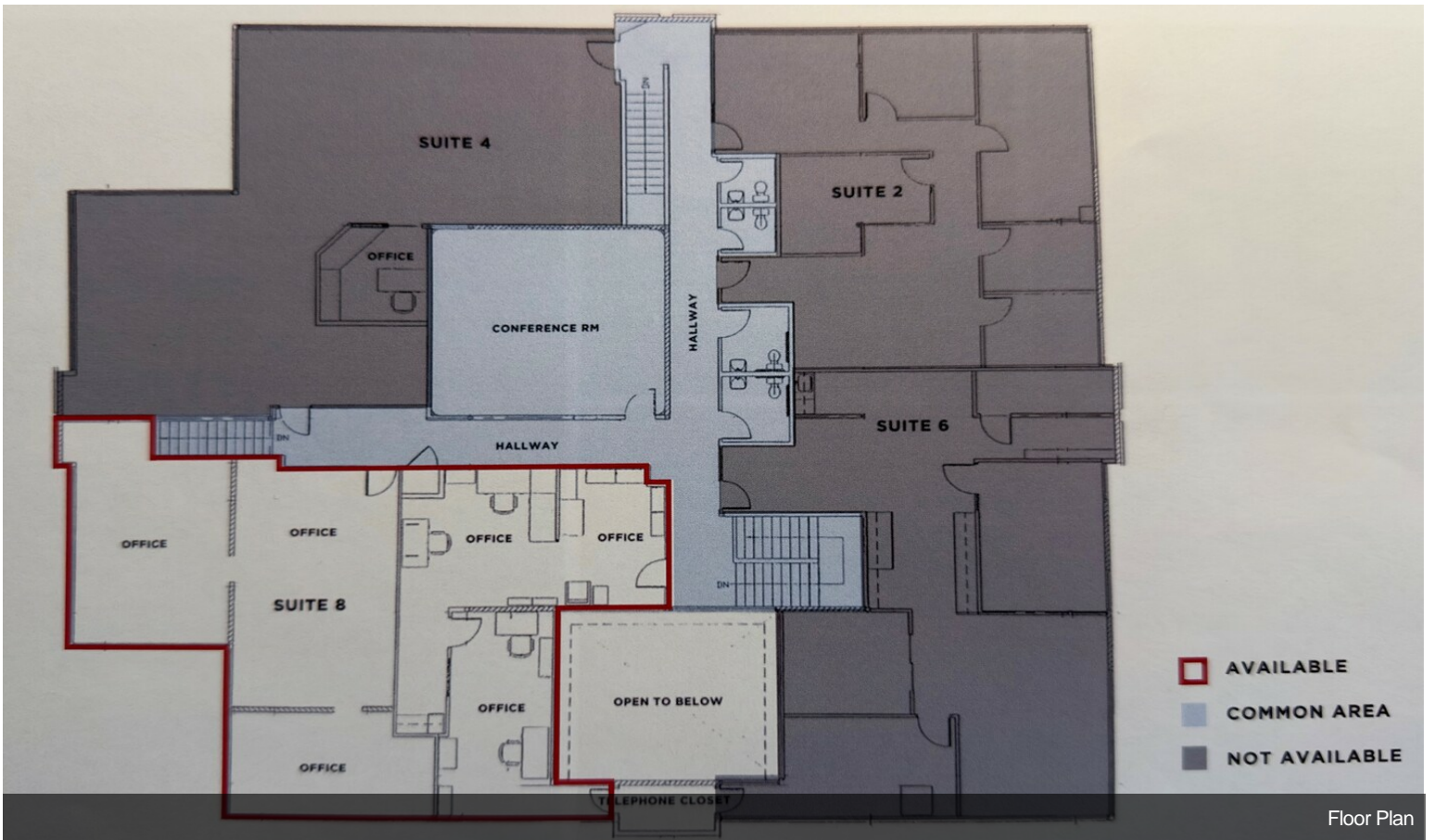


Suite

Property Photos

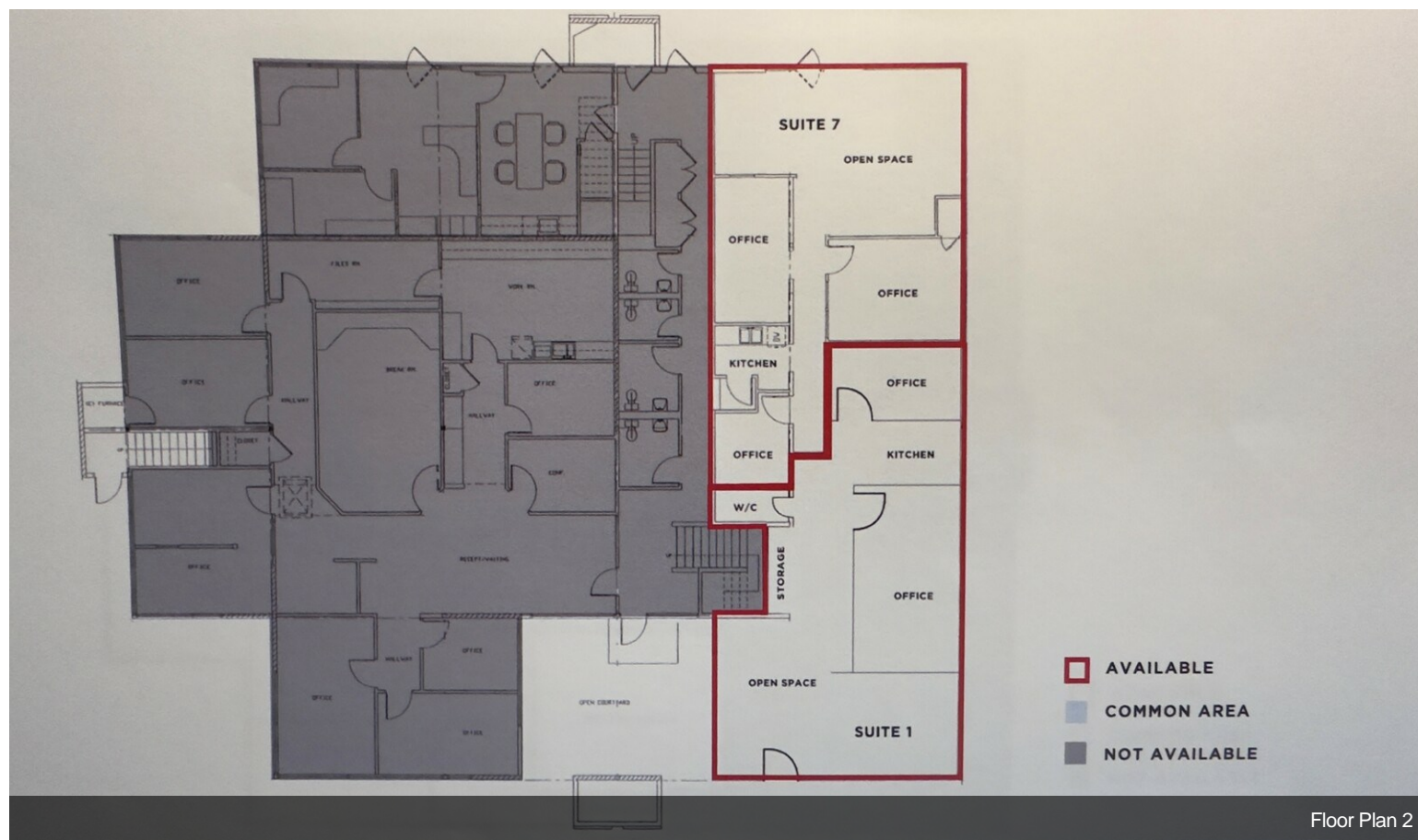


Aerial



Floor Plan

Property Photos



Floor Plan 2